

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOTS 29 - 32, BLOCK 60, EAST EL PASO ADDITION, EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO A-O (APARTMENT/OFFICE). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of Lots 29 - 32, Block 60, East El Paso Addition, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from R-5 (Residential) to A-O (Apartment/Office)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2005.

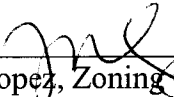
THE CITY OF EL PASO

Joe Wardy
Mayor


ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:



Fred Lopez, Zoning Coordinator
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:



Matt Watson, Assistant City Attorney



LUIS H. DE LA CRUZ
LAND USE CONSULTANT &
DRAFTING - DESIGN SERVICES
9013 LAIT ST. EL PASO, TX
915/598-0571

Metes And Bonds
518 North Cebada St.

A parcel of land being a portion of lots 29,30,31& 32, Block 60,
East El Paso addition City of El Paso, El Paso, County Texas and
being more particularly described a follow to-wit.

From a point, said point being the centerline intersection of the
Missouri Ave and Cebada St. Thence S 89 35' 0 E along the
centerline of Missouri Ave. a distance of 35 ft to a point. Thence 0
25 0 W a distance of 70 ft. to the piont of beginninng;

Thence S 89 35' 0 E a distance of 100 ft to a point
Thence S 0 25 0 W a distance of 35 ft. to the piont
Thence N 89 35' 0 W a distance of 100 ft to a point
Thence N 0 25 0 E a distance of 35 ft. to the Point of Beginning,
and containing in all 3,500.00 s.f. or 0.08 acres of land more or less.

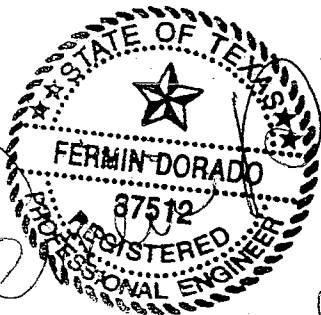


Exhibit "A"

20N04-00143
20N04-00148

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning, Research & Development

AGENDA DATE: Introduction – December 14, 2004
Public Hearing – January 04, 2005

CONTACT PERSON/PHONE: Fred Lopez, 541-4925

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance changing the zoning of a portion of Lots 29 through 32, Block 60, East El Paso Addition, El Paso, El Paso County, Texas from R-5 (Residential) to A-O (Apartment/Office). The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: Angela V. Rosales. ZON04-00143 (District 8)

BACKGROUND / DISCUSSION:

See attached staff report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: George Sarmiento, AICP

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

JOE WARDY
MAYOR

JOYCE WILSON
CITY MANAGER

GEORGE G. SARMIENTO, AICP
DIRECTOR

**PLANNING, RESEARCH &
DEVELOPMENT DEPARTMENT**

December 06, 2004

CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1

ROBERT A. CUSHING, JR.
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO
DISTRICT NO. 3

JOHN F. COOK
DISTRICT NO. 4

PAUL J. ESCOBAR
DISTRICT NO. 6

VIVIAN ROJAS
DISTRICT NO. 7

ANTHONY W. COBOS
DISTRICT NO. 8

TO: The Honorable Mayor and City Council
Ms. Joyce A. Wilson

FROM: Fred Lopez, Planner II / Zoning Coordinator

SUBJECT: ZON04-00143

The City Plan Commission (CPC), on December 02, 2004, voted **7 - 0** to recommend **APPROVAL** of rezoning the subject property from R-5 (Residential) to A-O (Apartment/Office), concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; and that the proposed use is compatible with adjacent land uses.

There was **NO OPPOSITION** to this request.

STAFF REPORT

Rezoning Case: ZON04-00143

Property Owner: Angela V. Rosales

Applicant: Angela V. Rosales

Representative: Luis De La Cruz

Legal Description: A portion of Lots 29 - 32, Block 60, East El Paso Addition

Location: 518 N. Cebada Street

Representative District: # 8

Area: 0.0803 Acres

Present Zoning: R-5 (Residential)

Present Use: Residential

Proposed Zoning: A-O (Apartment/Office)

Proposed Use: Offices

Recognized Neighborhood Associations Contacted: Five Points Neighborhood Association

Surrounding Land Uses:

North -	R-5 (Residential) / residential
South -	R-5 (Residential) / residential
East -	R-5 (Residential) / residential
West-	R-5 (Residential) / residential

Year 2025 Designation: Commercial (Central Planning Area)

**CITY PLAN COMMISSION HEARING, December 02, 2004,
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

Zoning Case: ZON04-00143

General Information:

The applicant is requesting a rezoning from R-5 (Residential) to A-O (Apartment/Office) in order to permit offices. The property is 0.0803 of an acre in size and is currently an existing residence. The proposed site plan shows the existing residence located on the site which would partially be converted into offices. Access is proposed via Cebada Street with no parking spaces provided. There are no zoning conditions currently imposed on this property. The existing structure has been registered as legal non-conforming as to front and side yard setbacks (front yard setback of ten (10) feet and side yard setback of two (2) feet do not meet the R-5 (Residential) or A-O (Apartment/Office) minimum yard setback requirements).

This application is being processed concurrently with ZON04-000148. The request is for a special permit to allow for a parking reduction of 100% for the subject property.

Information to the Commission:

The Planning Department has received one (1) letter regarding this application.

Staff Recommendation:

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from R-5 (Residential) to A-O (Apartment/Office).

The recommendation is based on the following:

The Plan for El Paso City-Wide Land Use Goals recommend that El Paso “provide a pattern of commercial and office development which best serves the community needs and which complements and serves all other land uses.”

The Year 2025 Projected General Land Use Map for the **Central** Planning Area designates this property for **Commercial** land uses.

A-O (Apartment/Office) zoning permits offices and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the A-O (Apartment/Office) zoning protect the best interest, health, safety and welfare of the public in general?
- B. Will offices be compatible with adjacent land uses?

Information To The Applicant:

Building Permits and Inspections Department Notes:

Building Permits and Inspections does not object to the proposed zoning change to A-O.

Engineering Department, Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No comments.

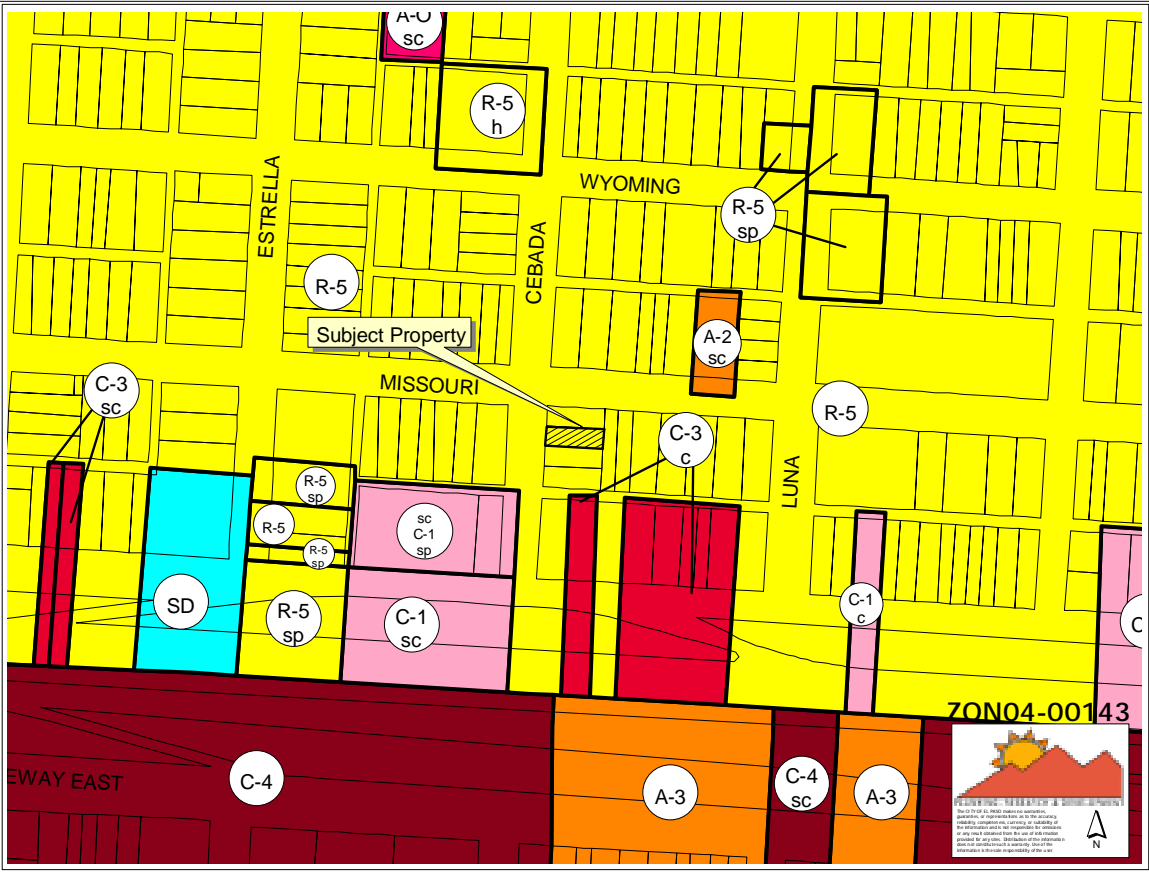
Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for Commercial land uses.
- B. A-O (Apartment/Office) zoning permits offices and is compatible with adjacent development.

ATTACHMENT: Site Plan; Enclosure 1.

NOTE TO THE PROPERTY OWNER: CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

LOCATION MAP



AERIAL MAP



SITE PLAN

